

**GENERAL PAVING NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. WHERE CITY DETAILS ARE UNAVAILABLE OR UNCLEAR, NCTCOG SPECIFICATIONS SHALL APPLY, AND TxDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TxDOT RIGHT-OF-WAY(S).
2. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY WORK ZONE TRAFFIC CONTROL MANUAL. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS.
3. CONTACT CITY ENGINEERING DIVISION AT LEAST 48 HOURS PRIOR TO WORK REQUIRING THE REMOVAL OR RELOCATION OF TRAFFIC SIGNS, TRAFFIC CONTROL EQUIPMENT OR OTHER TRAFFIC CONTROL APPURTENANCES.
4. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
5. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISC. STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. SEE ARCH. PLANS FOR PARKING LOT STRIPING DETAILS ADJACENT TO BUILDING.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
7. ALL CURB RADII ON FIRELANES ARE AS NOTED.
8. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF PAVEMENT CONSTRUCTION.
9. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
10. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET.
11. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
12. TRANSVERSE JOINTS MAY BE SKEWED OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
13. ALL REINFORCING STEEL, SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
14. SEE ARCHITECTURAL PLANS FOR PAVEMENT WITHIN GARDEN AREA. MISCELLANEOUS REINFORCED CONCRETE SIDEWALK ADJACENT TO BUILDING, TRUCK DOCK RETAINING WALLS, PATTERNED CONCRETE WARNING STRIP ADJACENT TO BUILDING, AND EXACT LOCATION OF PYLON SIGN.
15. SEE IRRIGATION PLAN FOR LOCATION OF PROPOSED SLEEVING.
16. NO PAVING OR PIERS SHALL BE INSTALLED UNTIL DETENTION POND IS INSTALLED, VEGETATED, IRRIGATED, AND AN OUTFALL IS INSTALLED.

**SITE GRADING GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS, AND DETAILS. WHERE CITY DETAILS ARE UNAVAILABLE OR UNCLEAR, NCTCOG SPECIFICATIONS SHALL APPLY, AND TxDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TxDOT RIGHT-OF-WAY(S).
2. VEGETATION, DEBRIS, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE (APPROX. DEPTH OF 8 INCHES) AT THE BEGINNING OF EARTHWORK.
3. REFERENCE CIVIL SPECIFICATIONS AND PLAN SHEETS FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS. REFERENCE ARCHITECTURAL SPECIFICATIONS FOR BUILDING PAD PREPARATION.
4. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE OR TOP OF CURB AT CURB LINE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT. PROPOSED CONTOURS SHOWN OUTSIDE PAVED AREAS ARE THE EXACT LIMITS OF GRADING.
5. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF EARTHWORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHOD APPROVED BY THE CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
7. ROUGH GRADING UNDER PROPOSED PAVING AND ALL GENERAL SITE ROUGH GRADING SHALL BE BROUGHT TO WITHIN +/- 0.1 FOOT. ROUGH GRADING ELEVATIONS IN PAVED AREAS ARE TO BOTTOM OF PAVEMENT. SEE LANDSCAPE PLANS FOR ADDITIONAL GRADING ELEVATIONS IN LANDSCAPED AREAS.
8. FOR ALL WORK WITHIN STATE OR CITY RIGHT OF WAY, THE CONTRACTOR SHALL:
  - A. NOTIFY THE TxDOT OR CITY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND HAVE ALL NECESSARY PERMITS.
  - B. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT OR IN MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT CLEAN, FREE OF ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY.
  - C. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGMEN, LIGHTS, AND BARRICADES AS REQUIRED BY THE CITY AND IN ACCORDANCE WITH THE TEXAS MUTCD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE STATE OF TEXAS, THE CITY, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
  - D. POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR THE STATE.
9. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ARCHITECT, ENGINEER, AND THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER. ALL TREES NOT REMOVED SHALL BE GUARDED AND PRESERVED DURING CONSTRUCTION. IF DAMAGED, THE EXISTING TREE WILL BE REPLACED (EQUAL CALIPER) AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL ESTABLISH VEGETATION ON ALL DISTURBED AREAS OF THE SITE. SUPPLY OF WATER AS NEEDED FOR VEGETATION GROWTH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
13. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
14. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

**WATER AND SANITARY SEWER GENERAL NOTES**

1. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL ADHERE TO CITY STANDARD DETAILS AND SPECIFICATIONS AND THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ARCHITECT, ENGINEER, OR THE CITY.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY IF A CONFLICT IS DISCOVERED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
4. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, EXCEPT THE FIRE SPRINKLER LINE SHALL BE PLUGGED INSIDE OF THE BUILDING, AND UNLESS NOTED OTHERWISE, THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL THE CONNECTION IS MADE TO THE BUILDING PIPING.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE, STRUCTURES, AND FITTING INSPECTED BY THE CITY WATER DEPARTMENT AND/OR CODE ENFORCEMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS.
6. ALL WATER MAINS ARE TO BE AS SHOWN ON THE DRAWINGS. WATER MAINS SHALL HAVE A MIN. COVER OF 48 INCHES FROM FINISHED GRADE TO TOP OF PIPE AND SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY STANDARD DETAILS. ALL FIRE HYDRANTS, BENDS AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARD DETAILS.
7. ALL WATER SERVICES 3 INCHES AND SMALLER SHALL BE POLYETHYLENE.
8. ALL FIRE HYDRANTS SHALL BE PRIMED AND PAINTED WITH A MACHINE IMPLEMENT GRADE ENAMEL PAINT. THE HYDRANT BODY AND BONNET SHALL BE PAINTED IN ACCORDANCE CITY STANDARDS.
9. ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT CITY FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
11. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 3034) IF UNDER 10' IN DEPTH. SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY STANDARD DETAILS.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN PREPARED, SIGNED, AND SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL CONSTRUCTION IN EXCAVATIONS DEEPER THAN 5 FEET, PRIOR TO START OF CONSTRUCTION. SAID SAFETY PLAN SHALL CONFORM TO ALL APPLICABLE FEDERAL AND STATE LAWS REGARDING EXCAVATING AND TRENCHING OPERATIONS.
13. THE CITY WILL INSPECT ALL PUBLIC & PRIVATE CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL PUBLIC INSPECTION FEES.
14. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.


AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.


*William R. Winkelmann* 04-20-2026  
WINKELMANN AND ASSOCIATES, INC. DATE

**NOTES:**  
 1. THE GENERAL NOTES APPLY TO ALL SHEETS.  
 2. CITY DETAILS AND GENERAL NOTES TAKE PRECEDENCE IN CITY RIGHT OF WAY AND EASEMENTS.

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**Winkelmann & Associates, Inc.**  
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 Contract # 1024, Williamson & Associates, Inc.



**02-25-2025**  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

**GENERAL NOTES**

1-30 FRONTAGE RD & FM 3549  
 ROCKWALL, TX

6-2406  
 IKEA @ ROCKWALL HEIGHTS

**C-01.02**